

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

212 Guthridge Parade, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$249,950

#### Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2019

to

31/03/2019

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Canopus Ct SALE 3850	\$280,000	14/12/2018
2	109 Fitzroy St SALE 3850	\$262,000	27/03/2019
3	2/137 Market St SALE 3850	\$255,000	27/02/2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$249,950

**Median House Price**

March quarter 2019: \$325,000



2    1    3

**Rooms:****Property Type:** House**Land Size:** 597 sqm approx

Agent Comments

## Comparable Properties

### 14 Canopus Ct SALE 3850 (VG)

Agent Comments

2    -    -

**Price:** \$280,000**Method:** Sale**Date:** 14/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 912 sqm approx

### 109 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

2    1    1

**Price:** \$262,000**Method:** Private Sale**Date:** 27/03/2019**Rooms:** 6**Property Type:** House**Land Size:** 576 sqm approx

### 2/137 Market St SALE 3850 (REI)

Agent Comments

2    2    1

**Price:** \$255,000**Method:** Private Sale**Date:** 27/02/2019**Rooms:** 5**Property Type:** Townhouse (Single)**Land Size:** 182 sqm approx